

## **RULES AND REGULATIONS**

### **WATER GARDENS CONDOMINIUM ASSOCIATION, INC**

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of all units and common elements operated by WATER GARDENS ASSOCIATION, INC., as well as all property owned by the Association, the aforesaid Rules and Regulations being for the mutual welfare and benefit of all owners of WATER GARDENS, A CONDOMINIUM. These Rules and Regulations furthermore apply to all persons occupying, residing and visiting units within WATER GARDENS. These Rules may be amended, from time to time, as provided in the Declaration of Condominium of WATER GARDENS, A CONDOMINIUM.

#### **1. PETS**

No animals other than household domestic pets are allowed. Only one pet per unit is permitted, with weights not to exceed 35 lbs. When outside, dogs must be on a leash, or otherwise restrained. Pet owners are required to clean up after pets, and dispose of waste in the trash room, not the recycle area. Cats must be contained in the unit, and not allowed to roam freely on condominium grounds.

#### **2. MAINTENANCE**

A. Owners are required to replace the unit hot water heater on or before the expiration date of said heater. The hot water heater shall be replaced at the 10 year mark or sooner from the manufactured date found on the heater. If said hot water heater fails, and damages result to common elements, limited elements or another unit, the owner with the faulty water heater will be responsible for all damages caused.

B. If a unit is to be vacant for an extended period of time (one week or more), the main water valve and hot water tank valve must be closed. The hot water tank electric circuit breaker must be opened. Upon returning, turn the water on well before the electric power, to avoid damage to the heater.

C. Lanais and front door areas are to be clear of furniture and any other items, if there are absences from Water Gardens. If a unit will be empty for longer than a month, arrangements must be made to have the unit checked periodically.

D. No person should perform any work that would include maintenance, repair or replacement of the common elements without the prior written approval of the Board of Directors. Approval will be based on the nature of the task, the experience of the person requesting to perform the work, the license requirements for the proposed task and the risk to the Association.

E. When painting or doing any type decorating/alterations of interiors of units, NEVER obstruct or move the Fire System alarms (located in each bedroom) and NEVER paint/disturb the sprinkler units in any rooms. This will set off alarms and cost a minimum of \$100, for each reset visit from the alarm company. This must be relayed to any painters/work people hired.

F. Contractors must be told that cleaning of their materials is not permitted on our premises. Construction materials are not to be left on site, in the trash bin or left in our recycling area.

3. ALTERATIONS

- A. Flooring replacements must be reviewed and approved by the board, and adhere to Florida statute 1207.2, referring to proper underlayment for soundproofing of flooring.
- B. No alterations are to be done to the exterior of the building.

4. POOL RULES

Rules are posted on the fencing around the pool area. The pool is open from dawn to dusk, with no swimming permitted after that time. No children under 16 shall be at the pool unattended. All persons using the pool do so at their own risk. No jumping, diving or sitting on the marble "waterfall" from spa to pool is allowed.

5. SECURITY/SAFETY

- A. All first floor level doors are to remain locked and not propped open, unless the resident is present. There are hinge holders for use, to keep the door propped open when moving items in, out and around the garage. However, the doors must be locked when not in use. The pool door from the garage may be propped open while using the pool, but must be closed when leaving the pool area.
- B. Garage doors must be closed after entering and exiting the garage.
- C. No grills of any type are allowed on lanais. This includes charcoal, electric and gas grills. Grilling may be done at the pool area. All grill use must be done at least 10 feet from the building.

6. CAR WASHING

Car washing is not permitted at Water Gardens, to maintain the conservation of water paid for by the condominium association. There are multiple self-serve and full serve car wash locations nearby.

7. PARKING

Each unit has specific parking spaces. Visitor parking is not to be used (exception would be dropping off, picking up, or unloading a vehicle) by residents. We have four "Visitor Spots" and these need to be available for work vehicles and actual guests. No parking is allowed in any area other than designated parking spaces.

8. MASTER KEY AND UNIT ENTRY

The association must have a key to each unit for emergency use only. Fire inspections occur, as well as possible leaks that must be addressed immediately to avoid damage to other units or common space. When changing a lock, Bob's Lock and Key is to be used to cut a master for the association. If you choose not to use this company, an entry key still must be supplied upon changing the locks. These keys are in the possession of one board member only. The association has the right to enter a unit when needed. Entry will be done on an emergency basis only or upon the owner's request.

## 9. LEASING

The Declaration of Condominium permits leasing with a minimum of 3 months. A copy of the lease is to be approved and filed with the Secretary/Treasurer of Water Gardens, along with the name and address of the lessee and the leasing agent/manager if different from the owner. As leases are updated, the renewals are to be filed with the Secretary/Treasurer. All renters must comply with the provisions of the condominium documents of the Association.

## 10. DOCK USAGE

Currently there are two "common element" dock spaces. The usage of either space is on a first come/first serve basis under the following rules:

The spaces will be licensed upon receipt of a dock request application form, a copy of a valid state watercraft registration and a copy of the marine insurance declaration for said watercraft. Licenses are non-transferable to any other owner or tenant and are personal to the Owner. A license may be revoked at any time by the Association if the Owner to whom the license is granted is not a full-time resident of his or her Unit unless prior written approval of the Association is obtained by the Owner. Licenses must be renewed on an annual basis by the Owner. The granting of a prior license does not guarantee the granting of a renewal of said license.

Owners will maintain, with the association at all times, a current watercraft registration and marine insurance declaration in order to occupy an assigned common element dock space.

Owners are responsible for all liability from any damage occurring from vessel in assigned common element dock space.

Owners are to notify the association in writing, when leaving Water Gardens for an extended period of time, with the name and number for persons responsible for owner's boat in their absence, should an emergency arise.

Should both common element dock spaces be assigned, a waiting list will be created.

If a common element dock space is unassigned, the usage of the dock by unit owners and their guests may be approved for short term docking, upon board request. An example would be guests of a Water Gardens owner, staying at Water Gardens, renting a boat for the duration of their visit would be allowed to dock if the owner requests permission in writing.

Due to canal restrictions, no vessels over 30' may dock in Water Gardens common element dock spaces.

These rules may be amended at any time by the Board of Directors.

Any vessel parked in a common element dock space without the express prior written consent of the Association is subject to towing at owners expense with 24 hours written notice posted on the vessel.

11. STORAGE

Each unit has a storage unit located in the garage. No storage is allowed under the stairwells.

12. ADVERTISING

A. Moving/Estate/Garage sales are not permitted on property, unless prior written Board approval is granted.

B. Signage for real estate sales are restricted by the City of PG. In the Isles, only one sign per lot/unit is allowed, measuring no larger than 6" x 8". This information is to be shared with realtors.

C. When listing your property for sale or rent, prior Board review of written descriptions are to be approved for accuracy. Real estate agents must advise prospective buyers (and also adhere to) No parking in unit marked spaces. Only visitor spaces are to be used.

The board may levy reasonable fines against a Unit for the failure of the Unit Owner or its occupant, licensee or invitees to comply with the provisions of the Bylaws or Rules and Regulations of the Association after reasonable due notice.

Rules numbered 1 through 12, inclusive, are hereby agreed to by the Board of Directors, and will be followed:

Approved 09/29/2021